

**WAYZATA CITY COUNCIL  
WORKSHOP MEETING MINUTES  
March 10, 2026**

Mayor Mullin called the meeting to order at 5:45 p.m. Council Members present, in-person, in the community room at City Hall offices: MacDonald, Plechash, and Sorensen. Absent: Koch. City Staff included Interim City Manager Aurora Yager and City Clerk Kathy Leervig. Also present: Josh Hoogland, County Assessor, Michael Smerdon, Appraiser, and Josh Whitney, Appraiser, from Hennepin County.

**5:45 p.m. Local Board Pre-Workshop with Hennepin Co Assessors**

Ms. Yager noted the intent of this workshop was to receive an update and ask questions about the 2026 property valuations and process in preparation for the Local Board of Appeal and Equalization.

The workshop focused primarily on the property assessment process and recent market trends affecting property values and taxes in the City of Wayzata. Hennepin County assessors explained the annual assessment cycle, which begins with a sales ratio study, sets property values as of January 2, and includes notices to property owners, local and county appeal opportunities, and eventual tax statements issued the following year. The Department of Revenue reviews assessment accuracy through statewide equalization to ensure values fall within acceptable statistical ranges. The assessors also described property classifications, tax capacity calculations, and programs such as homestead exclusions and property tax refund programs that may reduce the tax burden for eligible residents.

The Council asked the County to explain the Open Book process compared to how the City currently operates the local board process. The Assessors noted that if the City ever wanted to opt out of the local board and switch to an Open Book, they would need to let the County know by December 1<sup>st</sup>.

Council discussion focused heavily on how property values, levy decisions, and state policies interact to determine taxes. The Assessors noted that residential valuation increases are more modest overall (about 1.5% for single-family homes). Since valuation notices have been mailed out, they have received seven phone calls and five of those have already been resolved.

The Council discussed broader shifts, particularly declining commercial property values in Minneapolis, have redistributed tax burden toward residential properties in suburban communities. Councilmembers expressed concern about fairness in the system and the difficulty explaining tax increases to residents when much of the change is driven by county, school district, and state factors rather than the city's relatively small levy.

Assessors also reviewed the "quintile" inspection process, where roughly 20% of properties are physically reviewed each year so the entire city is inspected over a five-year cycle. Sales data and property characteristics gathered through these inspections help ensure assessments are accurate.

Ms. Yager explained that the Local Board of Appeal and Equalization meeting would be on April 7 which will replace the regular workshop that evening.

**6:50 p.m. Discussion of Future Agenda Topics**

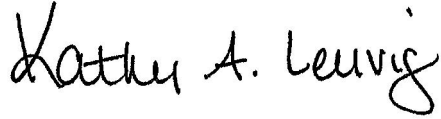
Council discussed future workshop and general topics including:

- March 24—Park Dedication Ordinance Review and Public Dock Rental and Use Requests
- April 7—No workshop - Local Board of Appeal and Equalization Hearing
- April 21—Comprehensive Plan Scope and RFP Review, Update on Exploration of Shared Services

54 The workshop adjourned at 6:57 p.m.

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56 Respectfully submitted,

A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive style with a prominent initial 'K' and a distinct 'A'.

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58 Kathy Leervig, City Clerk

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